

\$715,000 - 2340 Pelican Bay Court, Panama City Beach

MLS® #1009597

\$715,000

3 Bedroom, 4.00 Bathroom, 2,182 sqft
Townhouse on 0.11 Acres

PELICAN BAY S/D, Panama City Beach, FL

Dreaming of bayfront luxury without the million-dollar price tag? This premium corner end-unit is the one! Offering a rare combination of privacy, space, & sunrises that steal the show, this exceptional townhome features extra side windows that flood the open-concept layout with continuous natural light. Positioned on the largest lot in the community with $\hat{A}\pm 45$ feet of waterfront, it is uniquely bordered by a protected conservation area, giving you unmatched privacy & a peaceful sanctuary where you can watch dolphins, eagles, & deer right from your deck. Nestled in a quiet, non-short-term-rental community zoned for top-rated Patronis Elementary, it is the perfect sanctuary for primary residents, paddle-sport enthusiasts, or those seeking a peaceful waterfront getaway. Enjoy easy waterfront living with a tiled balcony, a screened back porch, a hurricane shutter system, remote blinds, & private bulkhead stairs offering direct water access to launch your kayak or paddle board. For boat owners, convenience is hard to beat. For boat owners, convenience is hard to beat. Keep your boat right outside your unit on an anchor buoy, & enjoy easy access to the community's private dock for loading and unloading before heading out on the water. This turnkey home is built for peace of mind & low maintenance, featuring a brand-new 2025 upstairs HVAC, a 2024 water heater, new impact family room windows, a 2019 roof, & fresh exterior paint. Located on the quieter end of Panama City



Beach.

Built in 2000

Essential Information

MLS® #	1009597
Price	\$715,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,182
Acres	0.11
Year Built	2000
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	2340 Pelican Bay Court
Area	27 - Bay County
Subdivision	PELICAN BAY S/D
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable, Underground
# of Garages	2
Is Waterfront	Yes
Waterfront	Bay, Waterfront

Interior

Interior Features	Crown Molding, Newly Painted, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central

Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Hurricane Shutters
Lot Description	Bulkhead/Seawall, Covenant
Windows	Window Treatments
Roof	Metal
Construction	Stucco
Foundation	Slab



School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Central Bay Realty and Property Management LLC
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